173.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	612,600 / 612,600
					USE VALUE:	612,600 / 612,600
					ASSESSED:	612,600 / 612,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAZAR MEHDI
Owner 2:	CANU CAROLINE
Owner 3:	
Street 1:	76 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARTL THOMAS -
Owner 2:	BOBEL CHTISTINA G -
Street 1:	76 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	242,500	1,000	369,100	612,600
Total Card	0.103	242,500	1,000	369,100	612,600
Total Parcel	0.103	242,500	1,000	369,100	612,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.94 /Parcel: 390.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115217

GIS Ref

GIS Ref

Insp Date 07/02/18

!13441!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,500	1000	4,500.	369,100	612,600		Year end	12/23/2021
2021	101	FV	235,600	1000	4,500.	369,100	605,700		Year End Roll	12/10/2020
2020	101	FV	235,600	1000	4,500.	369,100	605,700	605,700	Year End Roll	12/18/2019
2019	101	FV	203,000	1000	4,500.	363,800	567,800	567,800	Year End Roll	1/3/2019
2018	101	FV	202,500	0	4,500.	279,400	481,900	481,900	Year End Roll	12/20/2017
2017	101	FV	202,500	0	4,500.	263,600	466,100	466,100	Year End Roll	1/3/2017
2016	101	FV	202,500	0	4,500.	242,500	445,000	445,000	Year End	1/4/2016
2015	101	FV	191,200	0	4,500.	226,700	417,900	417,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:04:24

LAST REV

Date	Time
10/27/21	10:52:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13441

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTL THOMAS,	78120-569	1	6/28/2021		690,000	No	No		
HARTL THOMAS,	71527-272	1	8/27/2018	Convenience	99	No	No		
MAC LEAN NORMAN	37028-117		11/13/2002		355,000	No	No		
	11344-647		6/23/1967			No	No		N

USER DEFINED

Prior Id # 1:	115217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2021	1122	New Wind	7,650	C				
4/23/2010	352	Porch	46,493					REPL FRONT OFP & S
11/14/2006	994	New Wind	2,000					
11/17/2003	988	Add Bath	7,000			G6	GR FY06	add half bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	163	PATRIOT
10/17/2008	Measured	197	PATRIOT
11/7/2005	Permit Visit	BR	B Rossignol
2/6/2003	MLS	MM	Mary M
2/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.17	6			Topo	-5					369,074						369,100	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	369,074	Spl Credit		Total:	369,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	179.516
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351519
Depreciation:	108971
Depreciated Total:	242548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

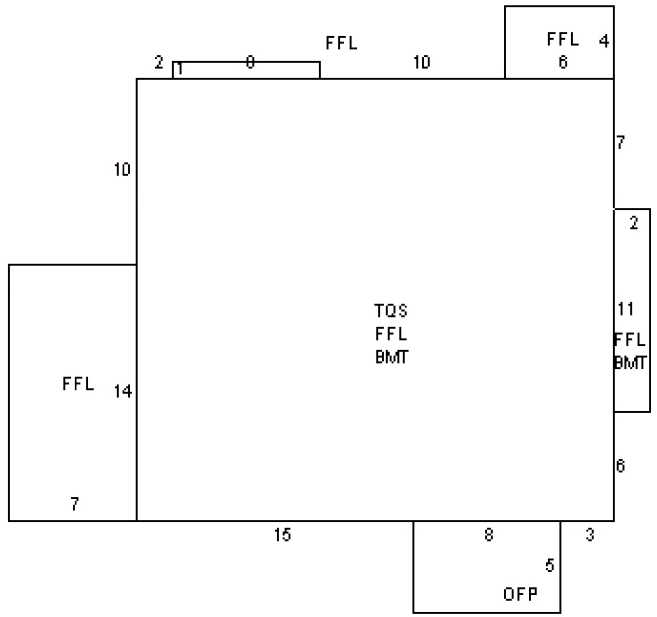
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.52
Special Features:	0	Val/Su Net:	125.65
Final Total:	242500	Val/Su SzAd	194.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	776	179.520	139,305
BMT	Basement	646	75.800	48,967
TQS	3/4 Story	468	179.520	84,014
OFP	Open Porch	40	43.340	1,734

Net Sketched Area:	1,930	Total:	274,020
Size Ad	1244	Gross Area	2086	FinArea	1567
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X28	A	AV	1990	3.21	T	23.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

IMAGE

AssessPro Patriot Properties, Inc